

**February 10, 2021**  
**Berlin Industrial Development & Park Authority Meeting**  
**VIA Zoom**

**Present were:** Chair Mike Caron, Vice Chair Peter Higbee, Roland Olivier, Paul Robitaille, Dick Huot, Mark Knowlton, and Andre Duchesne

**Excused were:** Dick Eastman, Steve Halle, Dave Poirier, Bobby Hill, and Jay Poulin

**Others Present:** Pamela Laflamme, Community Development Director; Stuart Arnett and Pat McDermott, ADG Solutions LLC; Mayor Paul Grenier, Councilors Mark Eastman and Roland Theberge; Barbara Tetreault, Berlin Sun

**Call to Order**

The meeting was called to order at 6:00 PM.

Vice Chair Higbee read the following statement:

As Vice Chair of the BIDPA board, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are:

**Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means: We are utilizing Zoom for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone # 646-558-8656, meeting ID 89567361149, Passcode #298811, or by clicking on the City's website, [www.berlinnh.gov](http://www.berlinnh.gov).**

Providing public notice of the necessary information for accessing the meeting: We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the website of the Board at [www.berlinnh.gov](http://www.berlinnh.gov).

Providing a mechanism for the public to alert the public body during the meeting if there are problems with access: If anybody has a problem, please call 752-8587 or email at [plaflamme@berlinnh.gov](mailto:plaflamme@berlinnh.gov).

Adjourning the meeting if the public is unable to access the meeting: In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled. Please note that all votes that are taken during this meeting shall be done by roll call vote.

A Roll Call was taken:

Chair Mike Caron – Present, wife is in the house  
Vice Chair Peter Higbee – Present and alone  
Roland Olivier – Present and alone in the room

Dick Huot- Present and alone  
Paul Robitaille – Present, wife also in the house  
Mark Knowlton – Present and alone  
Andre Duchesne – Present and alone in the room

### **Approval of January 2021 minutes**

**Mr. Higbee made a motion to approve the minutes of the January 2021 meeting as presented.**

**Mr. Duchesne seconded the motion. So moved, the motion passed by roll call vote: Caron – aye, Olivier – aye, Huot – aye, Higbee – aye, Robitaille – aye, Knowlton – aye, Duchesne - aye.**

### **Financial Report for January 2021**

Financials were presented & reviewed for January. The new cash balance available to BIDPA is \$1,322,865.37. Questions were asked and answered.

**January financials - Mr. Olivier made a motion to approve the financials of January 2021 as presented. Mr. Huot seconded the motion. So moved, the motion passed by roll call vote: Caron – aye, Olivier – aye, Huot – aye, Higbee – aye, Robitaille – aye, Knowlton – aye, Duchesne - aye.**

### **Economic Development Strategy**

Update & Presentation by ADG Solutions – Stu Arnett & Pat McDermott shared with the board a PowerPoint presentation which laid out and explained what a Tax Increment Finance District both can and cannot do. They shared their draft of what they thought a TIF district for the Route 110 corridor could look like and explained that once set up, it was new investment into the district that would be used to pay down any public infrastructure investments. There is no cost or drawback to putting a TIF in place, it just sit there dormant until needed. It isn't a perpetual thing either, once the investment is paid down, the TIF is done.

There was a lot of questions and back & forth between the board, Mayor Grenier, and ADG. The consensus was that this made sense to continue exploring and using this as a tool for helping encourage development along the Route 110 corridor area. Some districts see quick development and are able to disband early and some districts do linger, but again it doesn't hurt anything including the City's bond rating to establish the district as it will show the City is committed to helping foster development in the area.

### **121 Main Street**

The Council indicated interest in seeing information about the structural issues related to 121 Main Street. In speaking with AHEAD staff learned they did not bother doing anything around structural evaluation as they saw no value in trying to save the structure and moved forward with a project that involved taking the structure down and building new. Councilor Higbee suggested providing a summary document about the history BIDPA has had with the building. Ms. Laflamme recalled the two water events that prompted Primex to suggest demolition being the best course of action for the building. Chief Lacasse put together a workplan to mothball the building and we've kept people out for the last two years and have had us limit access.

The path forward seems to be putting it out to bid and getting those bids back to see if they come in at an amount that BIDPA could pay for upfront and the Council pay BIDPA back over time.

### **Other**

None

### **Member Comments**

Chair Caron mentioned looking at how BIDPA invests its money and hopefully can find something that brings better return on its investments.

Mr. Huot asked if anyone had responded to a letter to the editor that was recently published about concerns related to allowing ATVs on Route 110 near the entrance to the State Park. This led to a conversation about how the City can do a better job communicating with citizens early in project development. Councilor Higbee mentioned it was important not just to communicate to residents but to listen to them as well and take input better as a municipality.

### **Public Comments**

None

### **Nonpublic Session per RSA 91:A, II(d) Land Matters**

None needed

### **Adjourn**

Mr. Higbee made a motion to adjourn the meeting as presented. Mr. Olivier seconded the motion. So moved, the motion passed by roll call vote: **Caron – aye, Olivier – aye, Huot – aye, Higbee – aye, Robitaille – aye, Knowlton – aye, Duchesne – aye.**